



CITY OF FALLS CHURCH

HARRY E. WELLS BUILDING
300 Park Avenue – Falls Church, VA 22046-3332

Department of Development Services

Zoning Division

Phone: 703.248.5015

Fax: 703.248.5184

DETERMINING VISIBILITY FOR CORNER LOTS

City Code 38-28(c)

In order to ensure adequate visibility for vehicles and pedestrians at corner lots and nearby intersections, the Code of the City of Falls Church provides a method for computing the required clear line of sight. Limits are set as to how high a sight obstruction can extend upwards from ground level, how low an obstruction can hang down from a point above ground level, and how far from an intersection a clear line of sight is required.

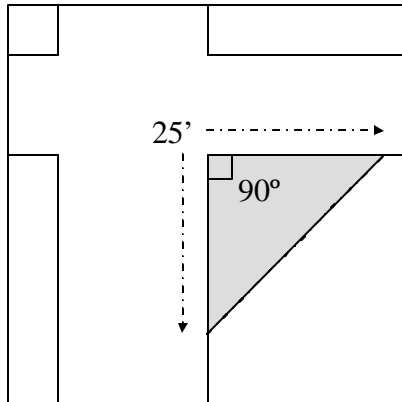
In general, the following rules apply for all corner lots in all areas of the city:

- For intersections forming a 90-degree angle—Measure to a point 25' down each street and then connect those 2 points to form a triangle. (See **Example 1**)
- For intersections forming an angle between 90 and 140 degrees—Measure to a point 25' down each street, minus 2 feet for each 20 degrees or fraction thereof the angle exceeds 90 degrees; connect these 2 points to form a triangle. (See **Example 2**)
- For intersections forming an angle less than 90 degrees—Measure to a point 25' down each street, plus 2 feet for each 20 degrees or fraction thereof the angle is less than 90 degrees; connect these 2 points to form a triangle. (See **Example 3**)

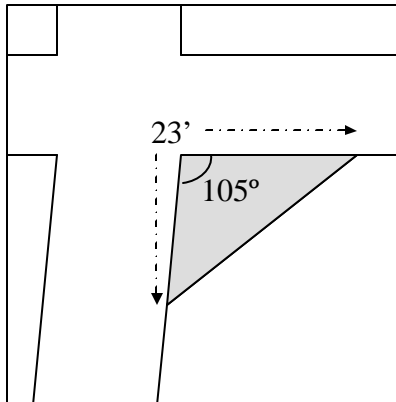
Then—

- Within the triangle formed by the above measurements, no visual obstructions are allowed between a height of 3 ½' and 10', measured from the top of the curb. If no curb is present, the measurement is made from the elevation at the center of the intersection.

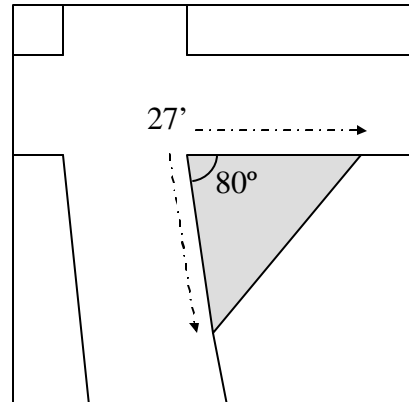
EXAMPLE 1:



EXAMPLE 2:



EXAMPLE 3:



Columns, signposts, and utility poles owned by the city, state, or a public utility, tree trunks which do not exceed one-foot square or 3 feet in circumference, natural topography, and pre-existing buildings, are not considered obstructions to vision.

In the interest of public safety, the zoning administrator may impose additional restrictions based on street configuration, slope of land, or other natural or permanent obstructions to vision. Any property owner affected by the more stringent requirements imposed by the zoning administrator may appeal to the board of zoning appeals per the provisions of subsection (b) of section 38-11.

Note: This is a summary of the Code. Please refer to 38-28 (c) for specifics and additional information. An online version of the Code is available at- <http://www.ci.falls-church.va.us/>